

AGENDA: January 14, 2003

4.6

CATEGORY: Consent

DEPT.: Public Works

TITLE: Final Map Approval—Tract No. 9363,
1579-1595 Grant Road

RECOMMENDATION

Adopt A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 9363, ACCEPTING DEDICATIONS AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE.

FISCAL IMPACT

The subdivider paid \$190,764 in fees, including \$84,681 in Park Land Dedication fees, and the proposed subdivision will increase property tax revenues.

BACKGROUND AND ANALYSIS

On January 30, 2001, the City Council adopted Resolution No. 16570 conditionally approving a tentative map to subdivide the property located at 1579 Grant Road and 1595 Grant Road. The final subdivision map creates six residential lots and one common lot. The disposition of the Conditions of Approval (Attachment 2) relating to the final map are as follows:

1. The final map was reviewed, and it is ready for approval and recordation. The Subdivision Guarantee, the County Tax Collector's letter regarding unpaid taxes or assessments and subdivision security were submitted to the City.
2. The final map (Attachment 3) was signed and notarized by the owner's engineer and a copy is attached to this report.
3. A soils report was prepared and is referenced on the final map.
4. The Park Land Dedication fee was paid.
5. Sanitary sewer off-site fee, sanitary sewer existing facilities fee, storm drainage fee and reimbursement for Grant Road right-of-way acquired by the City in 1978 as part of the Grant Road Improvement Assessment District, Project 78-06, were paid.
6. Dedication of a street easement to widen Martens Avenue 30' from the centerline of the street has been satisfied by a previous dedication.

7. The proposed public service easements shown on the map were approved by Pacific Bell, PG&E and AT&T.
8. All new and existing electric, telephone and cable television services serving the subdivision are being placed underground (including transformers).
9. Covenants, Conditions and Restrictions (CC&Rs) for the homeowners association were approved by the City Attorney and Community Development Department.
10. The CC&Rs include a provision stating that parking is prohibited within the common driveway, excluding approved guest parking stalls. The common driveway shall have "No Parking" signs posted as shown on the improvement plans.
11. The CC&Rs include a provision stating that the homeowners are responsible for bringing their garbage and recycling canisters to the curb along the public street on garbage collection days.
12. The improvement plans for the project, showing the street improvements on Grant Road and Martens Avenue, have been approved.
13. The development complies with relevant provisions of Chapter 28 of the City Code and with the City's design criteria for common green development and townhouse type of condominiums.
14. A Santa Clara Valley Water District (SCVWD) questionnaire was submitted to the Public Works Department, and no wells are located on the site.
15. There are no retaining walls over 18" high on this project.
16. A surface storm water release is provided for the lots, driveways, alleys and private streets, which will prevent the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
17. Each residential lot has been designed to drain toward the streets, alleys, common driveways or common areas. The drainage system has been designed so that private drainage lines do not cross common property lines.
18. The common lot includes the adjacent sidewalk and driveway curb.

AGENDA: January 14, 2003

PAGE: 3

19. All common storm drain lines are located within the common lot for the private driveway.
20. The proposed curb, gutter and sidewalk on Martens Avenue are located 20' from the centerline of Martens Avenue.
21. Existing utility vaults on Grant Road are located outside of the detached sidewalk.
22. The on-site water, sanitary sewer and storm drains facilities will be privately maintained.
23. The map is consistent with Planned Community Permit Application No. 313-00-PCZA. The developer has paid \$84,681 for Park Land Dedication fees. The fees will be designated for a specific use as part of the annual park land designation process initiated by the Community Services Department.

PUBLIC NOTICING—Agenda posting.

Prepared by:

Approved by:

Ron Metsers
Land Development Engineer

Cathy R. Lazarus
Public Works Director

Kevin C. Duggan
City Manager

RM/8/CAM
979-01-14-03M^

Attachments: 1. Resolution
2. Tentative Map Conditions
3. Final Map

cc: Mr. Nicholas Gera
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AGENDA: January 14, 2003

PAGE: 4

ZA, APWD—Ko, LDE, SAA—Topley, File (Tract No. 9363), Chron

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2003

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 9363,
ACCEPTING DEDICATIONS AND MAKING FINDINGS
AS REQUIRED BY THE CITY CODE

WHEREAS, on January 30, 2001, the City Council adopted Resolution No. 16570, Series 2001, approving the tentative map of the subdivision hereafter referred to; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 9363; and

WHEREAS, the City Council has received and considered a report dated January 14, 2003 from the Public Works Director recommending approval of said final map;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View as follows:

1. Pursuant to Section 28.32(b) of the Mountain View City Code and Section 66458 of the Government Code, the Council hereby finds that said final map conforms to all the requirements of the Subdivision Map Act and of Chapter 28 of the Mountain View City Code applicable at the time of approval of the tentative map, and all rulings made thereunder.

2. Pursuant to Section 28.70 of the Mountain View City Code and Section 66473.5 of the Government Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan of the City, including the Open Space and Conservation Elements of the Environmental Management Chapter thereto, and with any applicable specific plans of the City.

3. The final map of Tract No. 9363, 1579 to 1595 Grant Road, is hereby approved.
